



Information Memorandum

Yaldhurst, Christchurch
70 Grays Road

Prepared by Whalan and Partners, Limited, Bayleys
November 2023



Christchurch International Airport



Russley Road- SH1



Boundary lines are indicative only

Future development upside

The property



Property address

70 Grays Road, Yaldhurst, Christchurch



Legal description & record of title

Part Lot 1 Deposited Plan 1267
CB25K/621



Floor area

250sqm (more or less)



Land area

4.0468ha (more or less)



Car parking

Two car, car port, three bay barn



Zoning

Rural Urban Fringe Zone

The sale process



Method of sale

Price by Negotiation

Key highlights

- Zoning upside
- Immediate airport proximity
- Holding income or family home

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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[bayleys.co.nz/5522309](https://www.bayleys.co.nz/5522309)



Boundary lines are indicative only



The property

Future development upside.

4.0468ha adjacent to Christchurch International Airport's flagship Industrial Dakota Park. Currently Zoned Rural Urban Fringe this property's future use could be commercial or airport related. With a regular shape site of approximately 231m x 175m should provide for many future uses.

The property includes a large five-bedroom family home plus a generous car port and three-bay shed, established gardens and outdoor entertaining areas. Purchasers could occupy the property as a residence or home-based business activities, alternatively, astute investors could purchase the property and continue to enjoy the holding income while they plan the future of this property.

Vendor's instructions are clear to sell.

Key features

- Freehold title of 4.0468ha
- Five-bedroom 250sqm family home
- Holding income

Property attributes

Floor area	250sqm (more or less)
Land area	4.0468ha (more or less)
Age	1998

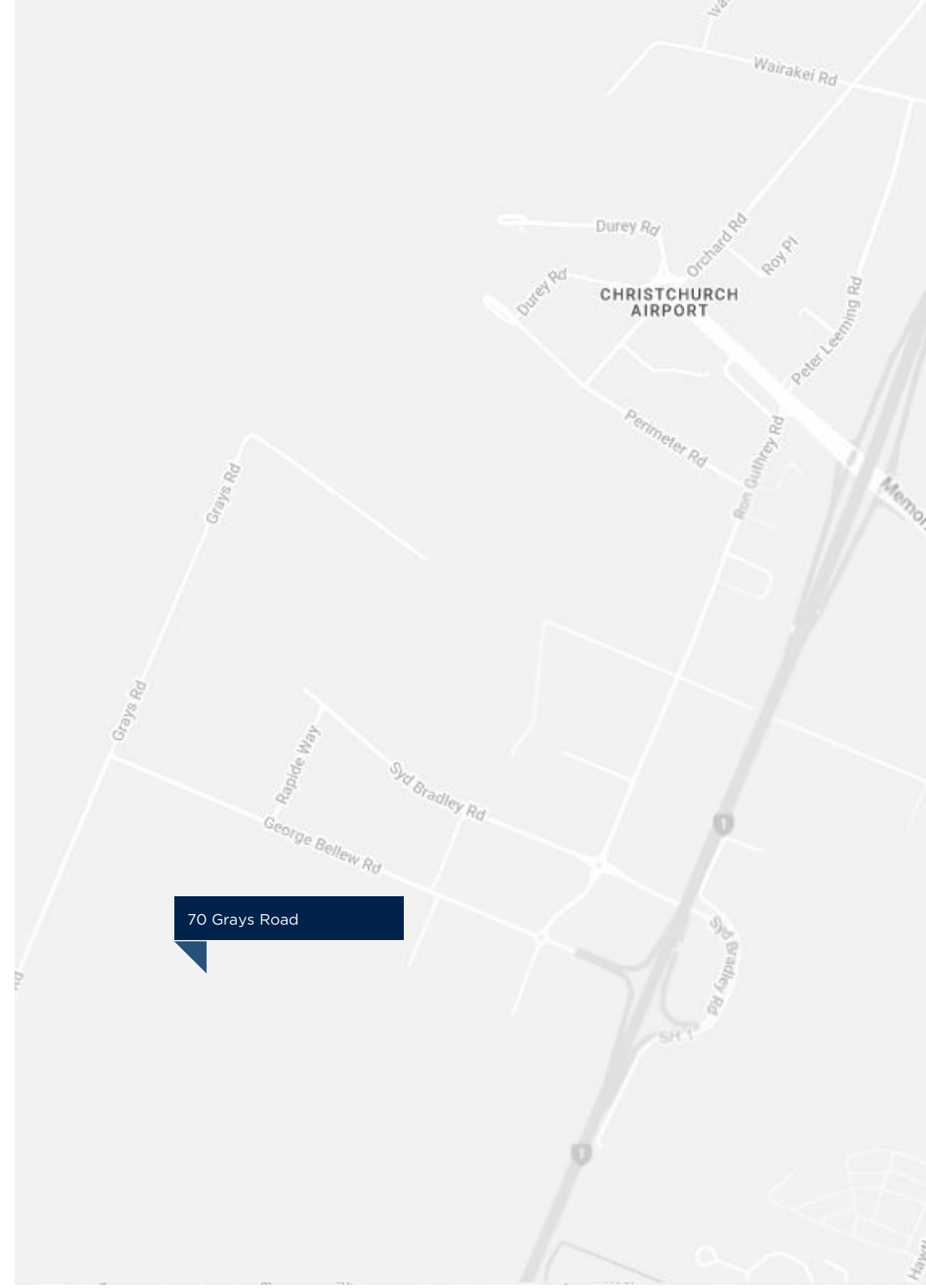
The location

70 Grays Road is directly adjacent to Christchurch International Airport's flagship industrial park, Dakota Park.

Grays Road is accessed via George Bellew Road and Ryans Road.

Some of the commercial occupiers of Grays Road include Garden City Aviation, Online Distribution and Geofabrics.

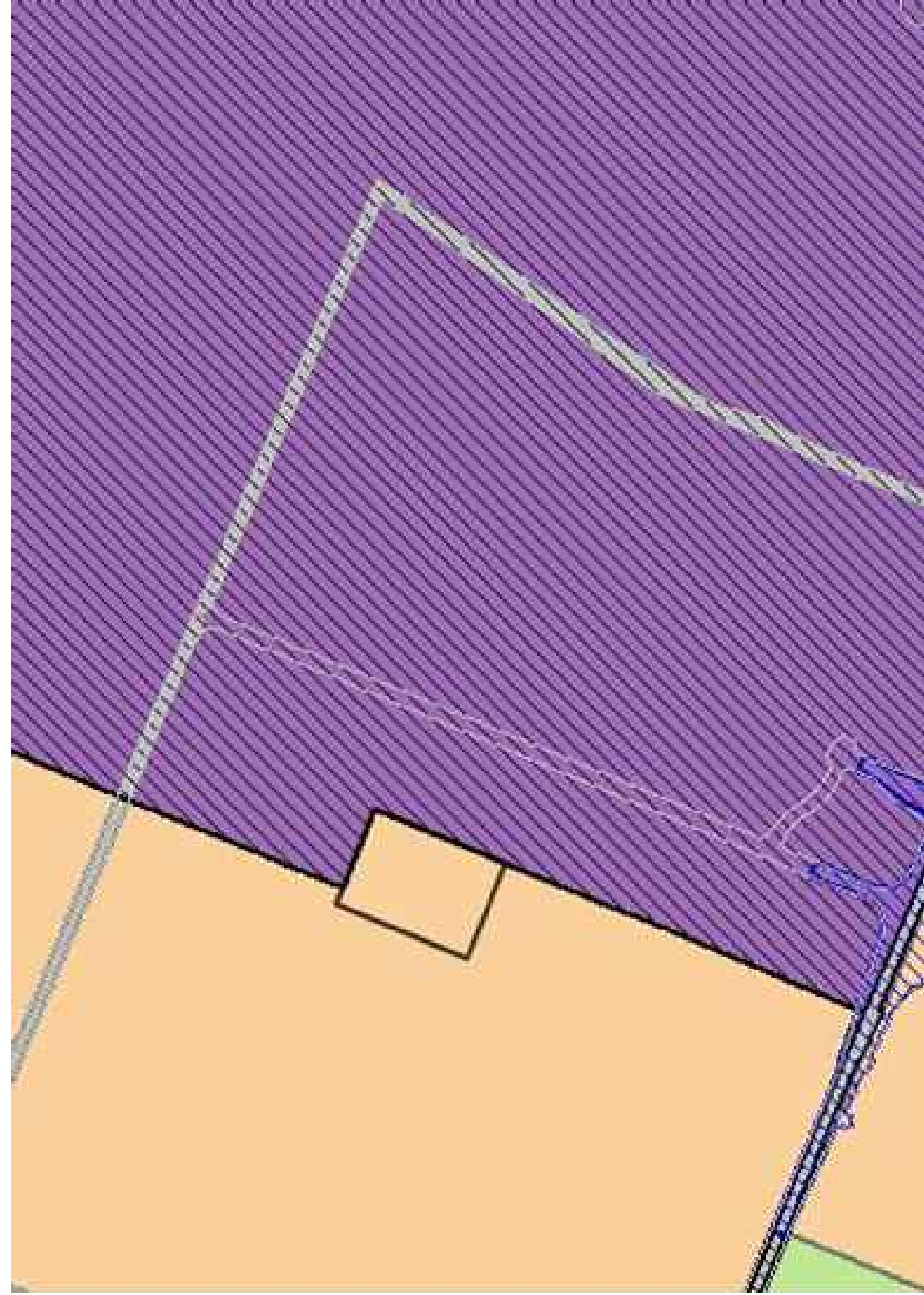
Grays Road runs parallel with Russley Road (SH1) and Pound Road.



Legal description and zoning

Record of title	CB25K/621	
Legal description	Part Lot 1 DP1267	
Tenure	Fee Simple	
Rating valuation as of 1 August 2022	Improvements	\$1,260,000
	Land Value	\$990,000
	Capital value	\$2,250,000
Local authority	Christchurch City Council	
Zoning	Rural Urban Fringe Zone	

The [Rural Urban Fringe Zone](#) covers the flat land adjacent to metropolitan Christchurch. The zone provides for rural productive activities and the use of existing sites between 1ha and 4ha for rural dwellings while avoiding the creation of new sites of less than 4 hectares for rural dwellings.



Tenancy overview

House

Lease term One (1) year fixed term expiring February 2024
Tenant expressed interest to extend lease term

Rental \$950 per week

Grazing

Rental \$250 per week



The sale process

70 Grays Road, Yaldhurst, Christchurch is being offered for sale by way of Price by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available. <https://propertyfiles.co.nz/5522309>

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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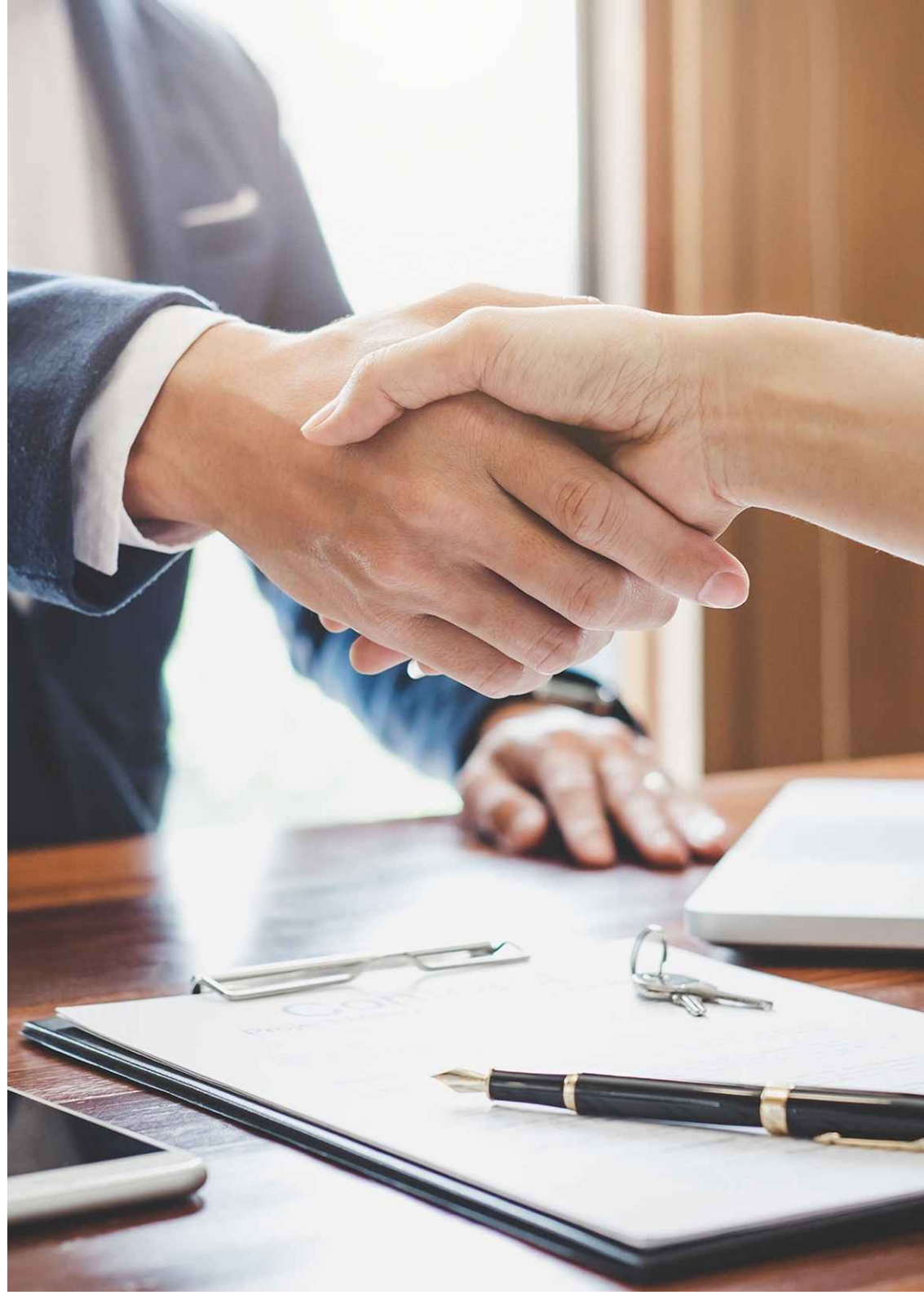
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit bayleys.co.nz/5522309





Due Diligence

Documents available on request

- Record of Title
- LIM
- Tenancy agreement
- EQC documents
- Sale and Purchase Agreement

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